THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.

CRT File No. 180616575

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 2018.

Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 116420 DEEDWARR
07/13/2018 02:55:42 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180713-0068376

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marcus Howard Birt 1617 Brockton Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141-05-0A-568.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashton B. Werfel and Thomas A. Werfel, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marcus Birt, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 568, as shown on the map entitled Final Plat, Avondale Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ASHTON B. WERFEL and THOMAS A. WERFEL, wife and husband, by deed from DALAMAR HOMES, LLC, a Tennessee limited liability company, of record in Instrument No. 20161201-0126097, dated November 29, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 141-05-0A-568.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140728-0066971, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office.

Easements, assessments and special assessments, as contained in the Declaration of record in Instrument No. 20081203-0117452, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville TN 37212

Agreement for Dedication of Ingress/Egress Easement of record in Instrument No. 20080701-0067905, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20141202-0110280, said Register's Office.

Agreement for Dedication of Public Utility Easement of record in Instrument No. 20080701-0067906, said Register's Office.

Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 400, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 5738, page 819, said Register's Office.

This is improved property located at 1617 Brockton Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2018.

Ashton B. Werfel

Thomas A. Werfel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashton B. Werfel and Thomas A. Werfel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2018.

Notary Public

My Commission Expires: _____

